



Flathead County

Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

RECEIVED

MAY 26 2020

FLATHEAD COUNTY
PLANNING & ZONING OFFICE

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 7245.00

SUBDIVISION NAME: Rolling Acres

OWNER(S) OF RECORD:

Name: Betty Trueblood Phone:

Mailing Address: 40 Claremont Ave, Unit 141 E

City, State, Zip: Kalispell, MT 59901

Email:

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Unique Realty Developer, INC. Phone: 406.892.1118

Mailing Address: 2783 Columbia Falls Stage Road

City, State, Zip Code: Columbia Falls, MT 59911

Email: chruce2@gmail.com

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: TD&H Engineering - Doug Peppmeier, PE Phone: 406.751.5246

Mailing Address: 450 Corporate Drive, Suite #101

City, State, Zip: Kalispell, MT 59901

Email: doug.peppmeier@tdhengineering.com

Name: Phone:

Mailing Address:

City, State, Zip:

Email:

LEGAL DESCRIPTION OF PROPERTY:

Street Address N/A - Approx.: 600-680 Columbia Falls Stage Road

City/State & Zip Kalispell, MT 59901

Assessor's Tract No.(s) 0749200 Lot No.(s) Tract 1

Section 30 Township 29N Range 20W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: 77 lot single family residential

Number of Lots or Rental Spaces 77 Total Acreage in Subdivision 114.39 ac

Total Acreage in Lots 88.34 ac Minimum Size of Lots or Spaces 1.00 ac+

Total Acreage in Streets or Roads 16.63 ac Maximum Size of Lots or Spaces 1.58 ac

Total Acreage in Parks, Open Spaces and/or Common Areas 9.43 ac

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 77 Lots Townhouse _____ Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park _____

Commercial _____ Industrial _____ Planned Unit Development _____

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: Unzoned

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? No

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$ 1,000,000

IMPROVEMENTS TO BE PROVIDED:

Roads: Gravel ☒ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys ☒ Other _____

*** Water System:** _____ Individual ☒ Shared _____ Multiple User _____ Public _____

*** Sewer System:** ☒ Individual _____ Shared _____ Multiple User _____ Public _____

Other Utilities: ☒ Cable TV ☒ Telephone ☒ Electric _____ Gas _____ Other _____

Solid Waste: ☒ Home Pick Up _____ Central Storage ☒ Contract Hauler _____ Owner Haul _____

Mail Delivery: ☒ Central _____ Individual _____ School District: FAIR-MONT-EGAN ELEMENTARY
FLATHEAD HIGH SCHOOL

Fire Protection: _____ Hydrants ☒ Tanker Recharge _____ Fire District: Creston Fire Department

Drainage System: on-site collection & treatment

*** Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: _____

"Best management practices" silt fencing, wattles, etc. _____

VARIANCES: ARE ANY VARIANCES REQUESTED? no (yes/no)

(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED

BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

3. The variance will not cause a substantial increase in public costs, now or in the future.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application *(unbound copy)*
2. 14 folded copies of the preliminary plat. *(Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations).*
3. One reproducible set of supplemental information *(See Appendix B -Flathead County Subdivision Regulations).*
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 40 11th Street West, Ste 220
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Bruce S. Weddopp
Applicant Signature

5-22-2020
Date

Betty Trueblood R. Trueblood AS HERT
Owner(s) Signature (all owners must sign)

5-20-2020
Date

MAY 26 2020